

Life Sciences and Technology Centers -- No. 789057

Category
Agency
Planning Area
Relocation Impact

General Government
Economic Development
Gaithersburg Vicinity
None

Date Last Modified
Previous PDF Page Number
Required Adequate Public Facility

January 4, 2004
9-26(03 App)
NO

EXPENDITURE SCHEDULE (\$000)

| Cost Element | Total | Thru FY03 | Est. FY04 | Total 6 Years | FY05 | FY06 | FY07 | FY08 | FY09 | FY10 | Beyond 6 Years |
|-------------------------------------|--------------|--------------|--------------|------------------|------------|----------|----------|----------|----------|----------|-------------------|
| Planning, Design and Supervision | 1,086 | 398 | 488 | 200 | 200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Land | 23 | 23 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Site Improvements and Utilities | 173 | 73 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Construction | 218 | 159 | 59 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 1,500 | 653 | 647 | 200 | 200 | 0 | 0 | 0 | 0 | 0 | 0 |

FUNDING SCHEDULE (\$000)

| | | | | | | | | | | | |
|------------------|-----|-----|-----|-----|-----|---|---|---|---|---|---|
| G.O. Bonds | 670 | 653 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Current Revenue: | | | | | | | | | | | |
| General | 830 | 0 | 630 | 200 | 200 | 0 | 0 | 0 | 0 | 0 | 0 |

ANNUAL OPERATING BUDGET IMPACT (\$000)

DESCRIPTION

This project provides funds to develop land use plans for the Germantown Life Sciences Park (GLSP) and the East County Center for Science and Technology (ECCST) and Program of Requirements (PORs) for both the Germantown and East County business incubators. The Germantown Business Incubator will be located in the 40 acre GLSP at Montgomery College Germantown campus, and the East County Business Incubator will be located on the 115 acre ECCST in the Fairland/Beltsville planning area. The concept for both incubators is modeled after the County's Shady Grove Life Sciences Center (SGLSC). This project originally provided funds to design and construct the public amenities at SGLSC identified in the Comprehensive Design Plan for the Life Sciences Center. In FY00, project scope was increased to support the preparation of revised development and subdivision plans to increase site density. In FY03, project scope was increased to support concept and preliminary sub-division plans for prospective new Life Sciences and Technology Centers.

JUSTIFICATION

Montgomery County developed the original SGLSC as a research and development park for the purpose of providing a supply of readily available sites for prospective biotechnology companies. The SGLSC provides: a unique focus for the life sciences industry; the educational and research resources for County residents, employers, and labor force; and has been a catalyst in attracting world renowned life sciences companies such as TIGR, BioReliance, EntreMed, and Otsuka Pharmaceuticals. All the available parcels in the SGLSC have been leased, purchased, or otherwise committed. The remaining parcels on the 30-acre portion of the Johns Hopkins University Belward Research Campus, which has attracted two major biotechnology companies, Human Genome Sciences (HGS) and Automated Precision, Inc., are being developed by HGS. Given the success of the SGLSC and the growing mass of life sciences and other technology companies in the County, it is in the County's interest to continue to invest in and develop projects to attract and provide growth and expansion opportunities for life science and other technology companies.

Plans and Studies

SGLSC Report on the Proposed Comprehensive Design Plan and Amendments to the Development Plan, approved by the Planning Board on February 10, 1994, and by the County Council on February 14, 1995. The density study, contracted out to Dewberry and Davis, is underway as planned and a portion of the preliminary planning funds for the County's new Centers for Science and Technology have been used to hire Spaulding and Slye, a real estate consulting firm to function as a real estate advisor to the County and Montgomery College for the development of the Germantown Life Sciences Park.

Cost Change

Cost increase is due to the addition of planning funds for business incubators in Germantown and East County.

STATUS

The original component of this CIP project, the construction of all required amenities and improvements to meet M-NCPPC's subdivision requirement for the property is complete. During FY04, the Department plans to conclude the density study and engage in enhanced planning activities to launch the development of both the Germantown Life Science Center and the East County Center for Science and Technology with a particular emphasis on business incubator planning and design.

FISCAL NOTE

Construction of the two incubators will leverage an estimated \$18 million from the Maryland Economic Development Authority and Fund (MEDAAF), the Maryland Technology Development Corporation (TEDCO), and the South Korean province of Chungbuk with whom the County is forging a strategic partnership.

APPROPRIATION AND EXPENDITURE DATA

| | | |
|----------------------------|------|---------|
| Date First Appropriation | FY90 | (\$000) |
| Initial Cost Estimate | | 4,000 |
| First Cost Estimate | | |
| Current Scope | FY05 | 1,500 |
| Last FY's Cost Estimate | | 1,300 |
| Present Cost Estimate | | 1,500 |
| Appropriation Request | FY05 | 200 |
| Appropriation Request Est. | FY06 | 0 |
| Supplemental | | |
| Appropriation Request | FY04 | 0 |
| Transfer | | 0 |
| Cumulative Appropriation | | 1,300 |
| Expenditures/ | | |
| Encumbrances | | 889 |
| Unencumbered Balance | | 411 |
| Partial Closeout Thru | FY02 | 0 |
| New Partial Closeout | FY03 | 0 |
| Total Partial Closeout | | 0 |

COORDINATION

State of Maryland
MEDAAF
TEDCO
Chungbuk Province, South Korea
Department of Public Works and Transportation-
Division of Capital Development
Maryland-National Capital Parks and Planning
Commission
Tenants of the SGLSC
Facility Planning: MCG
Montgomery College
WSSC
Johns Hopkins University

MAP

